

031.A

Map

0003

Block

0010.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 699,000 /

USE VALUE: 699,000 /

ASSESSed: 699,000 /

Total Card /

Total Parcel

699,000

699,000

699,000

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

20 -22

ADAMS ST, ARLINGTON

OWNERSHIP

Unit #:

2

Owner 1: FECHTOR DAVID A ETAL/ TRUSTEE

Owner 2: 22 ADAMS STREET REALTY TRUST

Owner 3:

Street 1: 22 ADAMS ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: FECHTOR DAVID -

Owner 2: DOWD KENDRA J -

Street 1: 22 ADAMS ST #2

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 2250 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

Legal Description

User Acct

199144

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

06/14/18

!2657!

PRINT

Date

Time

12/29/21

21:49:41

LAST REV

Date

Time

07/10/19

14:09:21

mmcmakin

2657

PAT ACCT.

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Parcel ID

031.A-0003-0010.0

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

102

FV

695,700

3300

.

699,000

Year end

12/23/2021

2021

102

FV

675,400

3300

.

678,700

Year End Roll

12/10/2020

2020

102

FV

665,200

3300

.

668,500

668,500

Year End Roll

12/18/2019

2019

102

FV

586,500

3300

.

589,800

589,800

Year End Roll

1/3/2019

2018

102

FV

519,100

3300

.

522,400

522,400

Year End Roll

12/20/2017

2017

102

FV

473,500

3300

.

476,800

476,800

Year End Roll

1/3/2017

2016

102

FV

473,500

3300

.

476,800

476,800

Year End

1/4/2016

2015

102

FV

437,800

3300

.

441,100

441,100

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

GRANTOR

LEGAL REF

TYPE

DATE

SALE CODE

SALE PRICE

V

TST

VERIF

NOTES

FECHTOR DAVID,

72702-263

1

6/3/2019

Convenience

99

No

No

KURTZ JANET K

49532-577

5/31/2007

473,500

No

No

PALMER ROBERT

27468-328

7/9/1997

242,000

No

No

Y

BUILDING PERMITS

ACTIVITY INFORMATION

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

5/5/2017

515

New Wind

2,160

C

11/30/2007

1111

New Wind

2,560

Date

Result

By

Name

6/14/2018

Measured

DGM

D Mann

9/25/2014

Meas/Inspect

PC

PHIL C

12/4/2008

MLS

MM

Mary M

5/6/2000

197

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

7126

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

EXTERIOR INFORMATION

Type:	99	- Condo Conv
Sty Ht:	2H	- 2 & 1/2 Sty
(Liv) Units:	1	Total: 1
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	3	- Gambrel
Roof Cover:	1	- Asphalt Shgl
Color:	BROWN	
View / Desir:	S10 - Size 10	

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1922	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102			3,300			3,300

More: N Total Yard Items: 3,300 Total Special Features: Total: 3,300

BATH FEATURES

Full Bath:	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	60.000000000
Name:	166 - 7126

DEPRECIATION

Phys Cond:	GD	- Good	18.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.11666667
Const Adj.:	0.89964181
Adj \$ / SQ:	306.403
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.02999997
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	854688
Depreciation:	158972
Depreciated Total:	695716

COMMENTS

CONDO CONVERSION 1997, Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 2		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	2
Totals			
1	8	3	

SKETCH

Unsketched SubAreas:
GLA, BMT: 2250,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,250	306.400	689,407
BMT	Basement	540	91.920	49,637
Net Sketched Area:		2,790	Total:	739,044
Size Ad	2250 Gross Area	4500	FinArea	2250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	24				

IMAGE

AssessPro Patriot Properties, Inc

